

MINNEAPOLIS
NEIGHBORHOOD REVITALIZATION PROGRAM

Recommended Commitments and Resources
To Implement
The Jordan Neighborhood Action Plan

Submitted to the
NRP Implementation Committee

August 20, 1992

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Recommendations for the Jordan Neighborhood Action Plan are organized as follows:

GOALS:

The Jordan Neighborhood Action Plan identified two general goals. The working groups have organized recommended commitments under these goals.

OBJECTIVES:

For each goal, there are a number of objectives. The objectives contained in the Jordan Neighborhood Action Plan are presented here.

STRATEGIES:

For each objective, there are a number of strategies. The strategies contained in the Jordan Neighborhood Action Plan are presented here.

COMMITMENTS/TASKS:

The information provided under commitments/tasks briefly describes the responses of the participating jurisdictions, the Jordan Area Community Council (JACC) and other agencies to each goal. These indicate the recommended actions that the responsible agencies would undertake to contribute to the accomplishment of the goals. The descriptions are concise; additional details can be obtained from the responsible agencies.

POLICY IMPLICATIONS:

FINANCIAL SUMMARY:

A spreadsheet is included on pages 18-21. It summarizes projected costs for the various identified tasks and proposes sources for meeting those costs.

JORDAN MAP:

A map of the Jordan neighborhood showing locations of capital projects, boarded houses and ongoing small area plans is included

ONGOING PLANNING PROCESS:

The Jordan Neighborhood Action Plan outlines the current real needs of the Jordan Neighborhood. Consequently, this plan has its focus and concentration in three identified areas of top concern. These include crime,

housing and youth issues. This plan concentrates on crime and housing issues. There is currently a youth organizing effort underway to identify and develop solutions to youth concerns. Other areas of concern in Jordan will be addressed in an ongoing planning process as they become perceived neighborhood top priorities and as the above issues are addressed.

Jordan plans to continue holding block meetings, neighborhood meetings and using surveys to identify top neighborhood concerns. As new solutions and strategies are developed to address those concerns, Jordan expects the city and county departments to continue to cooperate with them and respond to Jordan's ever evolving 20 year plan. Jordan also expects NRP funds to be available as supplementary resources to help make the strategies successful.

CONTINUATION AND EXPANSION OF EXISTING PROGRAMS AND SERVICES:

The Jordan Neighborhood Action Plan builds upon and expands existing programs and services. If those programs are eliminated the foundation of the plan will collapse with them. Jordan expects that current city and county programs, services and resources will continue to be provided as needed, as determined by Jordan residents.

One key example of this is the CARE Program which is a foundation and a cornerstone of the Jordan Action Plan. Its effectiveness in resolving community issues needs to be continued and expanded to most effectively implement the Jordan Action Plan. The Jordan Action Plan is built on this foundation and cornerstone.

The CARE program is an innovative partnership between the city, county, schools and the Jordan neighborhood. The goal is to alleviate immediate neighborhood problems such as drug houses. The basic assumption on which the program is founded is that through cooperative action involving a wide range of government resources and the participation of Jordan residents, can issues threatening the livability of the neighborhood be addressed. The neighborhood identifies issues and major concerns and then works with government agencies to use existing resources to resolve the issues.

Previously, the CARE program has addressed drug houses but now Jordan wants to expand the program to include other crime related issues, as well as develop a way to address housing issues.

The foundation and another cornerstone of the Jordan Action Plan is the strong block club network. The block clubs decide the important issues in the neighborhood and work

together for their resolution. This, in turn, directs the Jordan Area Community Council. Virtually every block in Jordan is now organized.

PROGRAM FLEXIBILITY AND EVALUATION:

It should be noted that the intent in the following housing programs is that funds be available to be used flexibly among and within the programs depending on which programs are working best in Jordan.

After 18 months and then as needed Jordan area residents propose an on-going plan and program evaluation to ensure that resources are being most effectively utilized to address the concerns outlined in the plan. Jordan will then work with affected jurisdictions for any adjustments to the plan.

I
**MAKE JORDAN A SAFER PLACE TO LIVE BY
REDUCING INCIDENTS OF VIOLENT CRIME AND DRUGS**

BACKGROUND: Jordan ranks in the upper 20% of Minneapolis neighborhoods in the areas of personal crimes, narcotics violations and property damage. The burglary rate for Jordan is 10.5 burglaries per 100 compared with the overall Minneapolis rate of 3.3. Between 1985 and 1989, the Jordan neighborhood experienced:

- * 86% increase in the number of reported burglaries
- * 54% increase in the number of reported personal crimes
- * 130% increase in the number of reported vehicle thefts.
- * 33% increase in the number of reported damage to property.

OBJECTIVE 1: Increase police visibility in the Jordan Neighborhood

STRATEGY: Develop community oriented policing for the Jordan Neighborhood. Community Oriented Policing is a cooperative effort between the police department and the neighborhood to address crime and safety concerns by implementing a combination of effective anti-crime efforts by; 1) establishing a police substation in Jordan; 2) hiring a neighborhood resident to serve as a resource person in the substation; 3) hiring two police officers to primarily serve the Jordan area.

COMMITMENTS/TASKS/COSTS:

City of Minneapolis:

- * Police: hire two (2) police officers to serve primarily in Jordan. COST: Approximately \$80,000/year on-going. To be absorbed.
- * Police: coordinate with JACC for crime priority determination, hours of policing and methods of patrolling. COST: To be absorbed.

Jordan Area Community Council (JACC):

- * Provide office space, maintenance costs and utilities for the police substation COST: \$8,000/year on-going.
- * Provide furniture and supplies for the substation. COST: Donations

- * Hire a 1/2 time resource person to serve in the police substation. COST: Ongoing funding from Eastside Neighborhood Services.
- * Supervise the resource substation staff person. COST: To be absorbed.
- * Work with the Police Department to determine crime issue priorities, hours of policing and methods of patrolling. COST: To be absorbed.

OBJECTIVE 2: Increase neighborhood anti-crime efforts.

STRATEGY: Increasing neighborhood anti-crime efforts would include; 1) Organizing the Neighborhood Patrol and Watch Programs; 2) strengthening the block club network; 3) identifying and working to eliminate drug houses; 4) identifying crime issues and developing solutions and implementation; 5) organizing the annual Block-Out Drugs Parade and; 6) including youth in the planning of anti-crime efforts.

COMMITMENTS/TASKS/COSTS:

City of Minneapolis:

- * **Police/SAFE Program:** Work with JACC to train residents for the Neighborhood Patrol and Watch Programs. COST: To be absorbed

Jordan Area Community Council (JACC):

- * Continue staff position for block club organizing. COST: \$24,500/year 1992-1993. \$18,400 Community Resources Funding for 1993-1994. Foundations: \$6,100 for 1993-1994. Foundation Funding after 1994.
- * Train intern to strengthen and expand the block club network, particularly to increase the involvement by under-represented groups. To be shared 1/2 time for crime issues and 1/2 time for housing issues. Costs would include training and operational costs. COST: \$32,704/year funding from the McKnight Foundation through a pilot intern program for Mid-1992 thru mid-1993. Foundation funding beyond 1993 ongoing.
- * Obtain equipment for the Neighborhood Patrol Program (radios, caps, jackets). COST: (NRP: \$5,000 one time).
- * Continue to identify and work to eliminate drug houses through the block club network. COST: To be absorbed.

- * Identify crime issues, solutions and implementation through the block club network. COST: To be absorbed.
- * organize the annual Block-Out Drugs Parade. COST: To be absorbed.
- * Organize youth responses in the planning and implementation stages of anti-crime efforts. COST: To be absorbed.

OBJECTIVE 3: Strengthen and expand the CARE Program.

STRATEGY: Continue to work with the CARE Program to eliminate drug houses and expand the program to develop solutions to other neighborhood crime concerns such as personal crimes through an anti-crime subcommittee.

COMMITMENTS/TASKS/COSTS:

Hennepin County:

- * Maintain existing CARE Committee. COST: \$15,000/year ongoing.

CARE Program:

- * Establish a CARE anti-crime subcommittee to develop solutions to other neighborhood crime concerns. COST: (NRP: \$16,000 over 3 years, 1993-1995) plus CARE Program: \$6,400/year on-going, beginning mid-1995.

II

MAKE JORDAN A MORE STABLE NEIGHBORHOOD WITH WELL MAINTAINED HOMES

BACKGROUND: The housing stock in Jordan is comprised primarily of single family homes and duplexes. Of the 2,321 structures in Jordan, 1,808 are single family homes, 468 are duplexes, 27 are 3-4 unit dwellings and 18 are dwellings with 5 or more rental units.

The housing stock is comprised mostly of older homes, 90% of which were built before 1940.

Jordan has one of the highest rates of turnover from owner occupied housing to rental property in the city. Between 1981 and 1989 the percentage of dwelling units with homestead status dropped from 61% to 52%, whereas, the rate for Minneapolis dropped only 3 percentage points.

The median value of a single family home in Jordan increased only \$3,000 dollars between 1981 and 1989, compared to the Minneapolis average of \$10,000 during the same period. Not only is the median value of a single family home considerably lower in Jordan, but there is an overall decline in the actual market value of houses.

Based on a preliminary survey of Jordan, (as reported by JACC), approximately 119 houses are vacant, 50 of which are boarded. Based on recent trends, it is predicted that minimally an additional 20 residential structures will become abandoned annually through mortgage foreclosure and other reasons. Further, a study of housing conditions reveal that a significant number of the Jordan neighborhood residential structures are suffering from a lack of maintenance. These circumstances indicate a trend toward disinvestment.

OBJECTIVES:

In the area of housing the goal is to make Jordan a more stable neighborhood with well maintained homes. The objectives of the Jordan plan are to:

- 1) improve and maintain the housing stock.
- 2) reduce the number of boarded and vacant houses.
- 3) maintain the current percentage of owner-occupancy.
- 4) encourage affordable, well-managed rental units.

Since there are many facets to the housing problems dispersed in varying proportions throughout the Jordan area, several different program strategies are proposed.

Working together with housing related agencies through JACC's Housing CARE Committee to access current resources and create new resources; empowering residents to participate in the process; and making it affordable and feasible to purchase and maintain homes will help to maintain the housing stock in Jordan.

STRATEGIES: The following strategies will be used to implement the Jordan Action Plan:

1) CARE Housing Committee:

The CARE Housing Committee is the center of the Housing Action Plan. The JACC Housing Committee plans to initiate this group immediately. Representation will include groups such as the MCDA, Inspections, NNHS, Habitat for Humanity, banks, Realtors, non-profit developers, and JACC area residents.

Tasks will include determining status of problem houses identified by block clubs; soliciting solutions from members and other parties; providing staff support for rehab or redevelopment of problem houses; providing advice for implementing loan programs and other methods of promoting home ownership and home ownership retention; encouraging renters to become homeowners and networking with Realtors and other contacts to encourage Jordan neighborhood home ownership.

Block clubs identify and prioritize 3 problem houses and bring concerns to the CARE meeting. The CARE Committee determines the status of each house and discusses options. The CARE Committee suggests agencies to be involved in the solutions. The block clubs are involved directly in the decisions affecting the local neighborhood.

2) Home Improvement Revolving Loan Fund:

The Home Improvement Revolving Loan Fund (\$1.8 million) is designed to 1) promote reinvestment in Jordan addressing property with deferred maintenance needs, and updating and; 2) promote homeowner retention encouraging home owners to stay in Jordan by improving their homes. The program will be self-sustaining after 6 years. Money remaining in the fund at the end of 6 years would continue to be available for use as rehabilitation loans in the Jordan neighborhood. This program has a built-in reserve fund (\$300,000) for use if all the designated funds are fully utilized.

3) Purchase/Rehab Revolving Loan Fund:

The Purchase/Rehab Revolving Loan Fund is a moderate rehab financing strategy designed to: 1) promote reinvestment in Jordan by addressing vacant, boarded and for sale property, which have experienced deferred maintenance and/or are not in mortgagable condition and; 2) promote home ownership by encouraging home owners to purchase homes in Jordan by providing flexible financing to acquire and improve the home. \$1.5 million would be available in this fund.

A hybrid approach has been developed whereby General Obligation Bonds would be issued in the amount of \$2.5 Million in 1993 and \$2.5 million in 1996, in addition, to the Purchase/Rehab Revolving Loan Fund. The bond approach has the advantage of providing greater leverage in the first years of the plan. This would also provide a deferred loan fund (\$300,000) to provide funding for properties where the cost of purchase and rehabilitation exceed appraised after-rehabilitation value. No monthly payments are made on the loan and are forgiven if the borrower continues to be an owner-occupant for a specified period of time.

4) Major Housing Redevelopment:

Major Housing Redevelopment of properties severely deficient, are not likely to be rehabilitated without subsidy. These are primarily boarded, vacant and abandoned properties. Activity in this program would also include demolition of properties that can't be rehabilitated with either new construction or sideyard expansion. Estimates indicate that approximately 154 total structures could be addressed over 6 years including 129 houses rehabbed or newly constructed and 23 sideyards created, at a cost of approximately \$6 million.

5) Continuation of Existing Jordan Area Community Council (JACC) Programs:

These programs include:

a) The dirty thirty campaign which was started in 1988 to clean-up the neighborhood's worst 30 properties. Twenty - three of the original houses have either been cleaned up or torn down.

b) The block out drugs campaign launched in 1990 as a major anti-drug initiative to get rid of drug houses in Jordan. To date, over 35 drug houses have been eliminated.

c) The Citizen Inspector Program started in 1991 in cooperation with the Minneapolis Inspection Department to empower Jordan residents to participate in the process of

trying to upgrade and maintain the housing stock. Block club volunteers are trained by the Inspection Department to identify exterior housing violations. They send friendly letters to people with code violations and then continue to track the problems. In 1991 70% of the notified people corrected the problem without having to be referred to the Inspections Department.

6) Continuation of Existing City & State Programs:

Other state and city housing programs need to be available to the Jordan neighborhood on an on-going basis. They include but are not limited to the following:

MCDA Mortgage Program
City of Minneapolis "Last Resort Deferred Loan Program"
Home Ownership Works (HOW) Program
Proposed and future HOPE 3 Initiatives
Urban Homestead Program
MHFA Revolving Loan Program
MHFA Deferred Loan Program
MHFA Accessibility Improvement Program

7) Public Relations:

Jordan will work with the Public Affairs Department, NNHS and other agencies to develop promotional strategies for the Jordan neighborhood and the housing programs.

COMMITMENTS/TASKS/COSTS:

I. CARE HOUSING COMMITTEE:

City of Minneapolis:

- * Inspections: Provide equivalent of 1/4 full time staff person for a Housing CARE Committee. COST: Overtime costs approx. \$15,000/year ongoing for 1993-1998 to be absorbed.
- * Other: Provide equivalent of a 1/2 full time staff person as facilitator for the Housing CARE Committee. COST: \$30,000/year ongoing for 1993-1998. To be absorbed

Jordan Area Community Council:

- * JACC Housing Committee under the direction of the JACC Board, will set policies and guidelines for Jordan's Housing CARE Committee. COST: To be Absorbed.
- * Hold block meetings to identify and prioritize housing problems in Jordan. COST: To be Absorbed
- * Work with agencies and non-profit organizations to reduce the number of poorly managed and

maintained rental properties. COST: To be absorbed.

Minneapolis Community Development Agency (MCDA):

- * Provide equivalent of a 1/4 full time staff person for development and coordination (acquisition) for a Housing CARE Committee. COST: Approximately \$15,000/year for 1993-1998 to be absorbed.

II. HOME IMPROVEMENT REVOLVING LOAN FUND:

Jordan Area Community Council (JACC):

- * Work with the NNHS to determine priorities, strategies and timelines for the Home Improvement Revolving Loan Fund. COST: To be absorbed.

Northside Neighborhood Housing Services (NNHS):

- * Establish a Home Improvement Revolving Loan Fund providing affordable home improvement loans for Jordan home owners with priority given to owner occupants. COST: \$1,850,000 one-time over 6 years 1993-1998. Funding: NRP \$1,450,000 one-time over 4 years 1993-1996. (see attached sheet for funding schedule and reserve fund breakout) plus (Source Unknown \$375,000 one-time over 2 years 1997-1998.
- * Work with JACC's Housing Committee to determine priorities, strategies and timelines for the Home Improvement Revolving Loan Fund Program (administration costs). COST: Included in loan fund costs.

III. PURCHASE/ REHAB REVOLVING LOAN FUND:

Jordan Area Community Council (JACC):

- * Work with NNHS to determine priorities, strategies and a timeline for the Purchase and Rehabilitation Revolving Loan Fund. COST: To be absorbed.

Northside Neighborhood Housing Services (NNHS):

- * Establish a Purchase and Rehabilitation Revolving Loan Fund for moderate rehab. Priority given to vacant and boarded properties. This includes the issuance of \$5 million of General Obligation Bonds. COST: \$3,025,000 one-time over 6 years from 1993-1998.

Funding: (NRP: \$2,350,000 one-time over 4 years 1993-1996, which includes the issuance of \$5 million of General Obligation Bonds which will be \$600,000 in 1993 and \$600,000 in 1996) and in addition \$300,000 Private Foundation Support. (see attached sheet of cost projections), plus (Source Unknown \$375,000 one-time over 2 years 1997-1998).

- * Work with JACC's Housing Committee to determine priorities, strategies and timelines for the Purchase and Rehabilitation Revolving Loan Fund. COST: Included in loan fund costs

IV. MAJOR HOUSING REDEVELOPMENT:

City of Minneapolis:

- * Inspections: Work with JACC through the Housing Committee to identify and demolish 14 structures from 1993-1997. COST: \$126,000 one time over 5 years 1993-1997. To be absorbed.

Jordan Area Community Council (JACC):

- * Hold block club meetings to enable Jordan residents to identify and work on housing problems in their block club areas. COST: \$20,000/year ongoing to be Absorbed.
- * Contract for services for a housing evaluator for the Housing CARE Committee. COST: (NRP: \$90,000 over 6 years 1993-1998).
- * Work with MCDA, Habitat for Humanity and other non-profit organizations to identify properties which need to be acquired and to identify boarded or vacant homes which need to be acquired and rehabilitated. COST: To be absorbed.
- * Work with MCDA and Inspections to identify, acquire and demolish houses that can't be rehabilitated. COST: To be absorbed.

Habitat for Humanity:

- * Work with JACC and the MCDA to acquire and rehabilitate 19 boarded and vacant houses from 1993-1998. COST: \$570,000 one time over 6 years 1993-1998). Funding: NRP \$450,000 one-time over 4 years 1993-1996 Plus (Source Unknown: \$120,000 one-time over years 1997-1998. (see attached major development component sheet for yearly schedule and costs).

Minneapolis Community Development Agency (MCDA):

(Note: The figures in this section represent a possible scenario and do not dictate how major redevelopment must be done. Money is flexible between programs outlined below).

Work with JACC through the CARE Committee to:

- * Rehabilitate 33 boarded and vacant properties in Jordan during 1993-1998 through the Rehabilitation Incentive Fund (RIF). COST: \$1,650,000 one-time over 6 years 1993-1998. Funding: MCDA \$600,000 one time over 6 years plus NRP Funds: \$750,000 one time over 4 years 1993-1996 and (Source Unknown: \$300,000 one-time over 2 years 1997-1998).
- * Complete 56 moderate rehabs from 1993-1998. COST: \$2,240,000 one time over 6 years 1993-1998. Funding: MCDA: \$1,305,000 one-time over 6 years 1993-1998 plus NRP Funds: \$785,000 one time over 4 years 1993-1996 and (Source Unknown: \$150,000 one-time over 2 years 1997-1998).
- * Acquire and demolish 32 houses from 1993-1997. COST: \$480,000 one-time over 5 years 1993-1997. Funding: MCDA \$345,000 one time over 5 years 1993-1997 plus (NRP Funds: \$135,000 one time over 4 years 1993-1996).
- * New construction of 23 houses from 1994-1998. COST: \$690,000 one-time over 5 years 1994-1998. Funding: NRP Funds \$540,000 one time over 3 years from 1994-1996 and (Source Unknown: \$150,000 one-time over 2 years 1997-1998).

V. CONTINUATION OF EXISTING JORDAN AREA COMMUNITY COUNCIL (JACC) PROGRAMS:

City of Minneapolis:

- * Inspections: Work with JACC to maintain and expand the Citizen Inspector Program. COST: Training costs \$1000/year ongoing to be absorbed.

Jordan Area Community Council (JACC):

- * Continue recruitment of residents for block clubs, CARE Committee, Citizen Inspector Program and other issues campaigns. COST: \$20,000 for community organizer 1992-1993 MCDA Citizen Participation. Funding source after 1993 MCDA Citizen Participation or Foundations.
- * Expand the block club network to empower residents to identify and handle housing issues in their block club areas and to increase involvement by under-represented groups. See: "REDUCE INCIDENTS OF VIOLENT

CRIMES. Objective 2: Increase Neighborhood Anti-Crime Efforts" page 6.

- * Continue involvement in the Citizen Inspector Program. COST: \$10,000 (1993) and \$12,000/year (1994-1998) this includes organizing, postage and printing. Funding Source: Foundations.
- * Continue the dirty thirty program. COST: To be absorbed.

VI. CONTINUATION OF EXISTING CITY PROGRAMS:

City of Minneapolis:

- * Planning Department: Work with Jordan to evaluate the R2B zoning to be considered for downzoning to R1. COST: To be absorbed.

Minneapolis Community Development Agency:

- * MCDA: Continue other housing programs. COST: To be Absorbed.

VII. PUBLIC RELATIONS:

City of Minneapolis:

- * Public Affairs: Staff the Housing CARE Committee when needed. COST: To be absorbed.
- * Public Affairs: Jordan would work with the Office of Public Affairs to ensure that it was well represented on the Home Tour. COST: To be absorbed.

Jordan Area Community Council (JACC):

- * Work with the Office of Public Affairs to change misconceptions of North Minneapolis and emphasize positive changes in Jordan. COST: To be absorbed.
- * Work with the Office of Public Affairs, NNHS and other agencies to develop promotional strategies for the Jordan neighborhood and housing programs. COST: To be absorbed.
- * Initiate and oversee promotional activities such as ad campaigns, brochures, and media relations. COST: (NRP: \$120,000 one time over 6 years, from 1993-1998. To be placed in the Purchase/Rehab Revolving Loan Fund).

General Comments:

It should be noted that the intent in the above housing programs is that funds be available to be used flexibly among the programs depending on which programs are working best in Jordan.

Priority has been given to programs which address the most urgent concerns, programs which are perceived to yield the greatest benefit in the reduction of crime and the trend from owner occupancy to absentee ownership.

Jordan plans on-going plan and program evaluation starting with the major redevelopment program after 18 months and the Revolving Loan Programs, as needed, to determine the effectiveness of the programs and to ensure that resources are directed/redirected to best address Jordan's housing needs.

The policies and guidelines for implementation of the elements of this plan will come from the Jordan residents through JACC. The JACC Housing Committee under the direction of the Board of Directors, will establish working policies and guidelines which will be followed by the CARE Housing Committee, Northside Neighborhood Housing Services, and other service providers of the plan.

The JACC Housing Committee will also rely on the technical advice from the CARE Housing Committee, Northside Neighborhood Housing Services and others experienced and participating in execution of the Jordan Area Housing Action Plan.

FINANCIAL SUMMARY

RECOMMENDED USES OF MRP FUNDS 1993-1998		
<u>Projects and Services</u>	<u>MRP Funds (\$000s)</u>	<u>Funding Unknown (\$000s)</u>
Equipt./Neigh. Patrol Prog.	5	
Anti-Crime CARE Subcoma.	16	
Housing CARE evaluator	90	
Promotional Activities	120	
Rehab. 19 structures(Habitat)	450	120
Rehab. 33 structures	750	300
56 moderate Rehabs.	785	150
Demolition/32 houses	135	
New Construction (23 homes)	540	150
Purchase & Rehab. loan fund	2,350	375
Home Improvement loan fund	1,450	375
 TOTAL	 6,691	 1,470

JORDAN ACTION PLAN
Aug 20 1992
(\$ in 600's)

GOALS AND OBJECTIVES	1993	1994	1995	1996	1997	1998	Total	City	Cnty	Prk	Lib	Sch	Neigh.	Pvt	Found	Unknw	MRP
1. REDUCE INCIDENTS OF VIOLENT CRIME AND DRUGS																	
1. Community oriented policing																	
i) Hire 2 police officers	80	80	80	80	80	80	480	480(MPD)									
ii) Provide police substation	8	8	8	8	8	8	48						(Blue)48 donation				
iii) 1/2 resource person/subst	?	?	?	?	?	?	?										
iv) furniture/supplies/substet	?	?	?	?	?	?	?										
2. Increase Neigh. anti-crime efforts.																	
i) Train residents/Neigh. Watch	?	?	?	?	?	?	?	MPD									
ii) Equipment/Neigh. Watch	3	7	7	7	?	?	5								110		
iii) Block club organizer	24.5	24.5	24.5	24.5	24.5	24.5	147	37 (ONS)							195		
iv) Intern 1/2 crime/1/2 housin	32.5	32.5	32.5	32.5	32.5	32.5	195										
v) Block clubs/drug houses/crime issues/Block Out																	
Drugs Parade	?	?	?	?	?	?	?						In-kind				
3. Strengthen/expand CARE Prog.																	
i) Maintain existing CARE Comm	15	15	15	15	15	15	90		90								
ii) Create CARE anti-crime Comm	7	6	7	6	7	6	39		21								16
11. MAKE JORDAN MORE STABLE NEIGH.																	
1. CARE Housing Committee																	
i) 1/4 FTE/Housing Inspector	15	15	15	15	15	15	90	90 Insp									
ii) 1/2 FTE/Facilitator housing	30	30	30	30	30	30	180	180									
iii) 1/4 FTE/Development and	15	15	15	15	15	15	90	90 MCDA									
iv) JACC Housing Comm. set	7	?	?	?	?	?	?						In-kind				
policies/guidelines/CARE																	
2. Home Imp. Revolving fund																	
i. Home Imp. Revolving fund	300	300	300	250	200	175	1525										
Reserve fund	300						300										
3. Purchase/Rehab Rev. fund																	
i) Purchase/Rehab Revolving															300		
Loan fund	950	350	350	900	250	225	3025									375	2350
4. Continuation/Existing Prog.																	
i) Expand Citizen Insp. Prog.	1	1	1	1	1	1	6	6 Insp									
ii) Recruit residents/block																	
clubs/CARE/Dirty Thirty																	
Program/expand under	20	20	20	20	20	20	120	20 MCDA									
represented groups	10	12	12	12	12	12	70								100		
iii) Continue Citizen Insp. Pro															70		

Goals and Objectives	1993	1994	1995	1996	1997	1998	Total	City	Enty	Prk	LtB	Sch	Meigh.	Inv	Found	Unkn	HRP
5. Continuation/City Programs																	
1) Study R28 zoning/to R1	?	?					?	Planning									
6. Public Relations																	
i) Home Tour Representation	?	?	?	?	?	?	?	OPA									
ii) Staff Housing CARE Com.	?	?	?	?	?	?	?	OPA									
iii) Promotional Activities	20	20	20	20	20	20	120										120
iv) Reduce number poorly mgt/ maintained rental prop.	?	?	?	?	?	?	?										
v) Work with OPA/positive image	?	?	?	?	?	?	?										
vi) Work with OPA, MHS et.al to develop promotional Str	?	?	?	?	?	?	?										
7. Major Redevelopment Component																	
i) Demolish 14 houses (insp.)	45	27	27	18	9	60	126	126 ins									120
ii) Rehab. 19 houses (Habitat)	120	120	120	90	60	60	570										450
iii) 33 Subs. rehabs. RIF	660	660	660	550	440	660	3630	600HCD									750
iv) 56 moderate rehabs.	900	900	900	900	630	810	5040	1305HCD									150
v) Demolish 32 houses (MCDA)	150	105	105	60	60	180	480	345HCD									135
vi) Construct 23 new houses		720	450	450	270		2070										540
vii) Work with MCDA/Habitat/non-profits to rehabilitate homes/identify homes to demolish/priorities rev.																	
viii) Loan fund/change misconcep. tions of Jordan	?	?	?	?	?	?	?										
ix) Contract/Housing Evaluator Housing CARE Committee	15	15	15	15	15	15	90										90
ix) Hold block meetings to identify/housing problems	20	20	20	20	20	20	120										
TOTAL JORDAN ACTION PLAN REQUEST:	3743	3497	3226	3532	2234	2424	18656	3279	113	0	0	0	168	6160	775	1470	6691
Amount of ongoing annual commitments:							279	141	21	0	0	0	28		89		

Jordan Action Plan
Aug 20, 1992
(\$ in 000's)

Annual Allocation of Funds by:		1993	1994	1995	1996	1997	1998	Total	Annual, Ongoing Committ. by Source:
City:	DNS	18.5	18.5	0	0	0	0	37	?
	Inspections	61	43	43	34	25	16	222	16
	MCOA	410	390	390	390	390	390	2360	15
	OPA	?	?	?	?	?	?	?	?
	Planning	?	?	?	?	?	?	?	?
	Police	80	80	80	80	80	80	480	80
	Other	30	30	30	30	30	30	180	30
City Subtotal:		599.5	561.5	543	534	525	526	3129	141
Hennepin County:		15	15	18	21	22	21	113	21
Park Board:		0	0	0	0	0	0	0	0
Library Board:		0	0	0	0	0	0	0	0
School Board:		0	0	0	0	0	0	0	0
Neighborhood:		28	28	28	28	28	28	168	28
Private Investment:		860	1340	1160	1100	770	930	6160	?
Foundations/Grants:		98.5	120.5	139	139	139	139	775	89
Unknown:		0	0	0	0	715	755	1470	0
MFP:		2142	1431	1338	1710	35	35	6691	0
Annual Totals:		3743	3497	3226	3532	2234	2424	18656	279

JORDAN ACTION PLAN HOUSING PRODUCTION SUMMARY

HOME IMPROVEMENT REVOLVING LOAN FUND

	Year1	Year2	Year3	Year4	Year5	Year6	Total
NRP Funds	\$300,000	\$300,000	\$300,000	\$250,000	\$200,000 *	\$175,000 *	\$1,525,000
Approx. # of Loans	38	38	38	33	27	23	197

PURCHASE/REHAB MORTGAGE FUND

	Year1	Year2	Year3	Year4	Year5	Year6	Total
NRP Revolving Fund Capital	\$300,000	\$300,000	\$300,000	\$250,000	\$200,000 *	\$175,000 *	\$1,525,000
Cost of Bonds	\$600,000			\$600,000			\$1,200,000
Mort. Revenue							
Bond Sales	\$2,500,000			\$2,500,000			\$5,000,000

# of Loans	22	22	23	21	21	20	129
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MAJOR HOUSING DEVELOPMENT

	Year1	Year2	Year3	Year4	Year5	Year6	Total
NRP	\$595,000	\$790,000	\$700,000	\$575,000	\$	\$	\$2,660,000
MCD A	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$2,250,000
Inspections	\$45,000	\$27,000	\$27,000	\$18,000	\$9,000	0	\$126,000
Source Unknown	\$	\$	\$	\$	\$315,000 *	\$405,000 *	\$720,000
Total Cost	\$1,015,000	\$1,192,000	\$1,102,000	\$968,000	\$699,000	\$780,000	\$5,756,000

* Source of funds unknown at this time.

Private Mortgages Leveraged	\$860,000	\$1,340,000	\$1,160,000	\$1,100,000	\$770,000	\$930,000	\$6,160,000
Rehabs & New Construction	20	28	25	23	16	19	131
Sideyard Sales	—	2	5	5	3	3	23
Total Houses Addressed	20	35	30	8	19	22	154
Additional Funds Invested and Leveraged							\$21,166,000

JORDAN PLAN MAP

